



**CITY OF SUNNYVALE
ADMINISTRATIVE HEARING**

ATTACHMENT F
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**MINUTES
Thursday, March 2, 2006**

2006-0078 – Sunnyvale Ford [Applicant] **Ken Imus** [Owner]: Application for a Special Development Permit on a 4.5-acre site to allow an outdoor auto repair facility. The property is located at **650 East El Camino Real** (near E Remington Dr) in a C-2/PD (Highway Business/Planned Development) (APN: 211-24-029)

In attendance: Bruce Isaeff, Applicant; Andrew Miner, Administrative Hearing Officer; Gerri Caruso, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Gerri Caruso, Project Planner, stated that the applicant proposes to install an automobile lift and operate an exterior auto repair stall at an existing auto dealership. The proposed repair area would be located adjacent to the existing auto repair department near the center of the site on the southeast corner of the building. The applicant has stated that the lift is needed to service larger trucks and truck fleets that make up a new and growing part of the business.

When lowered, only the 88-inch posts of the lift are visible. When raised, an 8 foot truck would be approximately 14 feet high. The site of the lift is proposed to be approximately 272 feet back from El Camino Real. Based on current usage of the site, there would be many cars stored between El Camino Real and the lift. The lift would be located approximately 160 feet from Michelangelo Drive. The site is separated from Michelangelo Drive by a 6-foot block wall.

The new lift would operate the same hours as standard auto service at the existing dealership.

Mr. Miner had some questions for the project planner. Ms. Caruso stated that she recommended the landscaping to provide a buffer for the resident, if a wall was to be constructed in-lieu of the landscaping that would also be acceptable.

Mr. Miner opened the public hearing.

Bruce Isaeff, Applicant, received and reviewed a copy of the staff report. Mr. Isaeff stated that the landscaping request would have a negative effect on the property due to the amount of space that would be required. In order to provide the landscaping, 18

parking spaces would have to be removed. Mr. Miner had some height questions and stated that from the community center, the lift and raised car would be extremely visible.

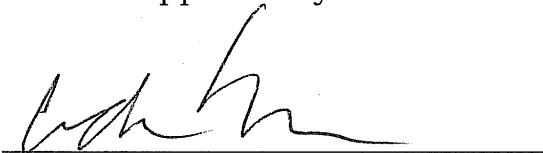
Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the Findings and Conditions of Approval in the staff report with the removal of the conditions requiring additional landscaping and adding a condition that the lift be screened by a wall extending to the height of a raised truck.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:13 p.m.

Minutes approved by:



Andrew Miner, Principal Planner